



## NOTICE OF MEETING

### Planning Commission

Regular Meeting – Thursday, October 26, 2023 – 5:30 PM  
City Hall – 1100 Frederick Avenue, Council Chamber

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#### RULES OF CONDUCT ADOPTED BY COMMISSION

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairperson.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning Commission and will become a part of the permanent file.

**Please speak clearly and adjust your microphone if needed.**

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#### AGENDA

CALL TO ORDER:

ROLL CALL:

CERTIFIED COPY OF CHAPTERS 11, 26 AND 31 AVAILABLE:

POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA:

OLD BUSINESS:

NEW BUSINESS:

1. Approval of the minutes of the Planning Commission meeting held September 28, 2023, at 5:30 p.m.
2. **Conditional Use Permit** – A request for approval of a conditional use permit to allow construction of a telecommunications tower located on parcel # 03-7.0-35-003-000-001.000 to be known as 3918 Karnes Road as requested by Glen Klocke on behalf of Network Real Estate.
3. **Major Subdivision** – A request for approval of a preliminary plat for a major subdivision entitled Mahaffy Valley located at 1500 Highland Avenue, as requested by Shay Homeyer on behalf of St. Joseph Habitat for Humanity.
4. **Authorization to enter into a Subdivision Improvement Agreement** - Approval of an

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application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Mahaffy Valley as provided in Section 26-71(a)

5. **Alley Vacation** – A request for approval to vacate approximately 265 feet of an alley in Block 55 of Patee's Addition Subdivision located at 1617 Poplar Street as requested by Jeff Pickerel.
6. **Alley Vacation and Right of Way Vacation** – A request for approval to vacate a portion of alley in Block 106 of the subdivision South St. Joseph Addition and a request to vacate a portion of 7<sup>th</sup> Street right-of-way between Block 106 and 107 in the subdivision South St. Joseph Addition located at 2111 S 6<sup>th</sup> Street as requested by Tracy Wright on behalf of Central Commodities, LLC.
7. **Alley Vacation** – A request for approval to vacate an approximate 90 ft portion of the east-west alley in Block 38 of Patee's 5th Addition Subdivision located between 1002 S 10<sup>th</sup> Street and 1014 S 10<sup>th</sup> Street as requested by Benjamin Hubbard on behalf of Innovity Ventures.
8. **Zoning District Change** – A request for approval of a change of zoning from R-1A, Detached Single Family Residential District to R-2, Two-Family Residential District for property located at 1312 S 38<sup>th</sup> Place as requested by Zulima Lugo-Knapp

PUBLIC COMMENT:

It is the intention of the City of St. Joseph to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the ADA Coordinator, 816-271-5500, or TODD# 816-271-4898 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.